

Property at 00245 KINGS WOOD DRIVE

Prop ID 4850245

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Administrative Information

Owner name: SANTINI JENNIFER & NICODEMO
 Second name:
 Address: 245 KINGS WOOD DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 4850245 Neigh.: Zone: R40 Vol: 808 Page: 632

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	475,860
Resident Outbldg	3.00	62,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Oct-2025
 Sale price: 1,450,245
 Sale valid:

Values

Mkt value :
 Cost value: 968,500

Summary

Total assessments	677,950
Total exemptions	
Net assessment	677,950

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .6678
 Mkt/sale :
 Assmt/sale: .4675

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.918	200,000	200,000			200,000	140,000
Primary Site		39,988						

.918 acres Total land value 200,000 140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	50	A		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,579	377,370
Basement	Full with walk				
Heating	Yes	A/C Yes			10,790
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					115,212
Other Features	Mason Trim	WB Stks	M Stks	RR	63,899
Sub-Total					584,771
Grade	A		Factor 1.5500		906,395
CDU			C&D Factor 1.00		906,395
Depreciation			25 %		679,796
Computed cost value @ 70%					475,857

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	540	36,171
L Living Area	AIR Air conditioning	540	1,642
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	332	8,795
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	AIR Air conditioning	196	596
L Living Area	OVER Frame Overhang	12	1,099
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011

Total additions 115,212

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2007	C	4,200	50	2,100
Utility Shed									
RP5 Pool w/ Gunite	18	36	648	110.5	2022	B	90,262	50	45,100
RPH Res. Pool House	20	26	520	126.5	2023	B	82,916	50	41,500
Value at 70%					62,090	Value at 100%			88,700

